



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: March 5, 2019, 6:30 P.M.
Board of Commissioners Hearing Date: March 26, 2019, 6:30 P.M.**

STAFF ANALYSIS

Case No.: SLUP-19-1235312 **Agenda #:** D. 1

Location/Address: 3903 Snapfinger Road **Commission District:** 5 **Super District:** 7

Parcel ID(s): 15-033-01-071

Request: A Special Land Use Permit for a Child Caring Institution (CCI) for up to six children in an R-100 (Residential Medium Lot - 100) district, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1.

Property Owner(s): Sam Underdue

Applicant/Agent: Sam and Kimberly Underdue

Acreage: .44 acres

Existing Land Use: A single-family house.

Surrounding Properties: Single-family residential. The grounds of the Martin Luther King High School are located approximately 300 feet to the south.

Adjacent Zoning: **North:** R-100 **South:** R-100 **East:** R-100 **West:** R-100 **Northeast:** R-100
Northwest: R-100 **Southeast:** R-100 **Southwest:** R-100

Comprehensive Plan: Suburban **Consistent** **Inconsistent**

Proposed Density: not applicable – no new construction proposed	Existing Density: 2.27 units/acre
Proposed Units: not applicable – no new construction proposed	Existing Units: One
Proposed Lot Coverage: not applicable – no increase in lot coverage proposed	Existing Lot Coverage: (estimate) 30%

On January 22, the Board of Commissioners deferred this case to the March zoning cycle.

SITE AND PROJECT ANALYSIS

The subject property is a .44-acre lot with frontage on Snapfinger Road, a two-way, two-lane major arterial. It is developed with a 1,776-square foot house that has four bedrooms and two bathrooms. Vehicular access is provided by a 115-foot long driveway with turnaround. The driveway could accommodate 10 to 12 passenger vehicles.

The property is located within a single-family residential neighborhood. It is approximately 3,168 feet (.6 mile) walking distance feet from the M.L. King High School, which may be accessed via a sidewalk on the west side of Snapfinger

Road. Salem Middle School is located approximately 2.6 miles to the northeast, and Browns Mill Elementary School is located approximately 1.4 miles to the northeast.

The application is for a group child caring institution to be called, “Embracing Arms – Snapfinger”. The application states, “The site will be used to house 6 youth from all counties of Georgia . . . The purpose is to provide housing for the youth that is as close to a natural home life as possible. The youth will all go to the local schools in the areas and participate in activities that are available in the community. The home will be supervised by a well-trained staff. With 3 full time staff members for each shift and a numerous amount of trained PRN [professional registered nurse] staff members to cover any shift as needed or to come in as extra staff . . . All of the youth are [given] space to call their own. The safety and welfare of the youth is our foremost goal.”

The application further states that the CCI will have staff on duty at all times, in three shifts: 9:00 A.M. to 5:30 P.M., 5:00 P.M. to 1:30 A.M., and 1:00 A.M. to 9:30 A.M. The children will share bedrooms, and the staff will have a dedicated room. The CCI will have a seven-passenger van for outings and for transporting the children to school when use of the school bus is not practical. Professional such as tutors and counselors will visit the CCI, although the application states, “Please note that there will be no more than one professional at the home at one time. We want to be respectful to the community.”

LAND USE AND ZONING ANALYSIS

Section 27-873 of the DeKalb County Zoning Ordinance, “Special land use permit; criteria to be applied” states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application.

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:**

The 1,900 square foot residence on .8 acres is adequate for operation of a child caring institution.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:**

The proposed child caring institution would be compatible with land uses in the surrounding residential neighborhood. Its purpose is to provide a home in which the youth can mature and thrive, and as such, it would generate the same level of activity as other family households in a typical neighborhood.

- C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:**

The proposed child caring institution would not generate any more of a demand on public services than other residences in the neighborhood. There has been no indication that there are inadequate public services and facilities to serve the facility at the proposed location.

- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:**

The child caring institution is not expected to generate rush-hour traffic. As a major thoroughfare, Snapfinger Road has adequate carrying capacity for the trips that would be generated by the facility.

- E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:**

The facility is expected to generate traffic from passenger vehicles at the same rate as that which is generated by a typical residential household. Existing land uses along access routes to the sites are not expected to be adversely affected.

F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:

The property has a curb cut on Snapfinger Road and a driveway with a turnaround, which provide satisfactory ingress and egress for the type of passenger vehicles that are expected to typically travel to and from the site. The property appears to meet standards for emergency access and there has been no indication otherwise from reviewing departments and agencies.

G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:

As a residential use, the proposed child caring institution is not expected to generate adverse levels of noise, smoke, odor, dust or vibration.

H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:

The child caring institution would provide a residential living environment on a 24-hour, seven-day-per-week basis. There is no reason to suppose that the operation of the facility, which would be similar to that of a typical residential household, would create adverse impacts on adjoining land uses.

I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The child caring institution is proposed to function as a residence. The outward appearance of the property will be that of a residence. The residents of the home are expected to engage in the same or similar living activities as other people, with the safeguard of professional guidance from a licensed social worker and trained staff. There is no reason to suppose that the child caring institution will have adverse impacts on the homes on adjoining properties.

J. Whether or not the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

The child caring institution would occupy an existing single-family home that either satisfies the requirements of the R-100 zoning district for height, setbacks, and lot coverage, or is legally non-conforming.

K. Whether or not the proposed use is consistent with the policies of the comprehensive plan.

The proposed child caring institution is consistent with the following policy of the 2035 Comprehensive Plan: "Increase the availability of special needs housing to meet the growing population." (Housing Policy No. 7) In addition, because the size, scale, and appearance of the existing single-family home will be maintained, the proposed use is compatible with Suburban Character Area Policy No. 1 of the Comprehensive Plan: "Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density."

L. Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

Transitional buffer zones are not required.

M. Whether or not there is adequate provision of refuse and service areas.

The County will collect refuse generated by the child caring institution once a week. This collection schedule should be satisfactory. No service areas will be needed other than the driveway, which can provide parking for the vehicles of electricians, plumbers, or other typical residential service providers.

N. Whether the length of time for which the special land use permit is granted should be limited in duration:

There do not appear to be any compelling reasons for limiting the duration of the requested Special Land Use Permit.

O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:

The child caring institution will be using an existing residential structure. No new buildings are proposed; therefore, this consideration is not applicable.

P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:

There are no historic building sites, districts, or archaeological resources in the immediately surrounding area.

Q. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:

The size of the site is adequate for the proposed child caring institution. Yards and open space on the property are supplemented by the recreational facilities provided on the grounds of the nearby M.L. King Junior High School.

R. Whether or not the proposed building as a result of its proposed height, would create a negative shadow impact on any adjoining lot or building:

The child caring institution will be using an existing residential structure. No new buildings are proposed; therefore, this consideration is not applicable.

S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area:

The proposed use would not result in a disproportional proliferation of that or similar uses in the subject character area. There is no requirement that child caring institutions must be located within a certain distance of each other.

T. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:

The proposed use would be consistent with the needs of the DeKalb County community as a whole to provide supportive homes for teenagers who need an alternative to their family environment. The proposed CCI does not appear to be in conflict with the overall objectives of the comprehensive plan, as it is consistent with Comprehensive Plan policies to increase the availability of special needs housing and to protect the character of stable single-family neighborhoods.

Compliance with District Standards:

R-100 STANDARD		REQUIRED/ALLOWED	PROVIDED	COMPLIANCE
LOT WIDTH		Min. 100 feet	59 feet	The lot was platted on or before 1973 and is legally nonconforming.
LOT AREA		Min. 14,000 sq. ft.	17,424	Yes
YARD SETBACKS	FRONT	Min. 50 feet	Approx. 50 feet	Yes
	CORNER LOT SIDE	Not applicable	Not applicable	Not applicable
	INTERIOR SIDE	Min. 10 feet	Approx. 13 feet (north side) and 27 feet (south side)	Yes
	REAR	Min. 40 feet	Approx. 69 feet	Yes
FLOOR AREA OF D.U.		Min. 2,000 sq. ft.	1,776 sq. Ft.	Floor area of dwelling unit is legally non-conforming.*
PARKING		See Supplemental Regulations, below.	See Supplemental Regulations, below.	See Supplemental Regulations, below.

* The house was constructed in 1973. The 1971 Zoning Ordinance established minimum house size in the R-100 district as 1,400 square feet.

QUALITY OF LIFE METRICS:

OPEN SPACE -- Not applicable – no new development is proposed.

LINEAR FT. OF NEW SIDEWALK AND/OR TRAILS -- Not applicable – no new development is proposed.

Supplemental Regulations from Sec. 4.2.41. - Personal care homes and child caring institutions.

D. Child caring institutions, general requirements.

1. Each child caring institution must obtain all license(s) and/or permit(s) required by the State of Georgia in order to operate. Each child caring institution must display its state-issued license(s) and/or permit(s) in plain view, visible from the front doorway of the facility.

Staff has informed Mr. and Mrs. Underdue of these requirements.

2. No child caring institution may display any exterior signage that violates the sign ordinance in Chapter 21 of the Code or the sign provisions in the zoning regulations for the underlying zoning district where the personal care home is located.

Staff has informed Mr. and Mrs. Underdue of these requirements.

3. Personal care homes may apply for an FHA Accommodation Variance as provided for in Section 7.5.9 of this chapter.

Staff has informed Mr. and Mrs. Underdue of this option.

E. Child caring institution, group (four (4) to six (6) persons).

- 1. Two (2) copies of complete architectural plans for the subject group child caring institution, signed or sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.**

Staff has informed Mr. and Mrs. Underdue of the necessity of submitting a professionally-prepared floor plan for the application for a Certificate of Occupancy and business license.

- 2. Each group personal care home must provide at least four (4) parking spaces within a driveway, garage or carport and must comply with any applicable requirements in Article 6.**

The driveway on the property provides 10 to 12 parking spaces.

STAFF RECOMMENDATION: APPROVAL WITH A CONDITION.

The proposed child caring institution is consistent with the following policy of the 2035 Comprehensive Plan: "Increase the availability of special needs housing to meet the growing population." (Housing Policy No. 7) In addition, because the size, scale, and appearance of the existing single-family home will be maintained, the proposed use is compatible with Suburban Character Area Policy No. 1 of the Comprehensive Plan: "Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density." The child caring institution would provide a residential living environment on a 24-hour, seven-day-per-week basis. There is no reason to suppose that the operation of the facility, which would be similar to that of a typical residential household, would create adverse impacts on adjoining land uses. The proposed use would be consistent with the needs of the DeKalb County community as a whole to provide supportive homes for teenagers who are need an alternative to their family environment. The proposed CCI does not appear to be in conflict with the overall objectives of the comprehensive plan, as it is consistent with Comprehensive Plan policies to increase the availability of special needs housing and to protect the character of stable single-family neighborhoods. Therefore, the Department of Planning & Sustainability recommends, "Approval" with the following condition:

1. The Special Land Use Permit shall be issued to Sam and Kimberly Underdue, for operation of a child caring institution, and shall not be transferrable.

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Board of Education Comments
4. Application
5. Site Plan
6. Zoning Map
7. Aerial Photograph
8. Site Photographs

NEXT STEPS

Following an approval of this zoning action, one or several of the following may be required:

- **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
-  • **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
-  • **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

N12

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER MMALEXANDER@DEKALBCOUNTYGA.GOV OR JOHN REID
JREID@DEKALBCOUNTYGA.GOV

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-19-1235312 Parcel I.D. #: 15-033-01-, 071

Address: 3903
SWAPFINGER Rd
Lithonia, GA

Adjacent Roadway (s):

(classification)	(classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

PLANS AND FIELD REVIEWED, NO PROBLEM THAT WOULD
INTERFERE WITH TRAFFIC FLOW.

Signature: Jerry White



12/21/2018

To: Ms. Madoyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

12/21/2018

N.9

CZ-19-1235305 2018-3068 15-140-03-018; 15-140-03-020

2128 & 2170 COOK RD, DECATUR, GA 30032

Amendment

- Please review general comments.

N.10

Z-19-1235304 2018-306918-026-06-016

7189 ROCKBRIDGE RD, STN MTN 30087

Amendment

- Septic installed 11/27/2011: Car Care and paint and Collision. Please review general comments.

N.11

SLUP-19-1235307 2018-3070 18-154-05-016

1438 SHERIDAN RD, ATLANTA, GA 30324

Amendment

- Please review general comments.



N.12

SLUP-19-1235312 2018-3071 15-033-01-071

3903 SNAPPFINGER RD, LITHONIA, GA 30038

Amendment

- Please review general comments.

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: 10/30/18 Application No: 12-35312

APPLICANT NAME: SAM Underdove & Kimberly Underdove

Daytime Phone: 678-851-9509 E-Mail: FEROK@aol.com

Mailing Address: 5100 LOST DUTCHMAN DR. LITHONIA GA 30038

Owner Name: SAM Underdove
(If more than one owner attach contact information for each owner)

Daytime Phone: 678-851-9509 E-Mail: FEROK@aol.com

Mailing Address: 5100 LOST DUTCHMAN DR. LITHONIA, GA 30038

SUBJECT PROPERTY ADDRESS OR LOCATION: 3903 SNAPFINGER Rd
LITHONIA, GA 30038 DeKalb County, GA, 30038

Parcel ID: 150330107 Acreage or Square Feet: 1776 Commission District

Existing Zoning: R100 Proposed Special Land Use (SLUP)

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: Agent: Signature of Applicant: [Signature]

Printed Name of Applicant: SAM Underdove

Notary Signature and Seal: [Signature]

Maryum Hasan Autry
NOTARY PUBLIC
Fayette County, GEORGIA
My Commission Expires 10-30-18

RECEIVED
NOV 01 2018
BY:

Notice Date August 20, 2018

PUBLIC NOTICE

TO

Request for Special Land Use Permit

Filed by: Sam and Kimberly Underdue/Embracing Arms

Located at: 3903 Snapfinger Rd

Lithonia, GA 30334

Current Use- Residential

Proposed Use- CCI(Child Caring Institution)

Hours of Operation

Proposed: Sunday-Saturday 12 AM- 11:59PM

Capacity: 6 Residents

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT: PROPOSED HOME

Location: 3903 Snapfinger Rd, Lithonia, GA 30334

Date & Time: Tuesday September 4, 2018 at 7:00 pm

Letter of Application

Underdue Social Services/Embracing Arms, INC

The site will be used to house 6 youth from all counties of Georgia. These youth will come from the various Department of Family and Children offices located in the 159 counties around the state. The home is a single family home with 4 bedrooms. It sits on a basement that opens to a garage and has direct access to the main living floor. There is a fully equipped kitchen, a dining room, family room, Living room and two Jack and Jill bathrooms.

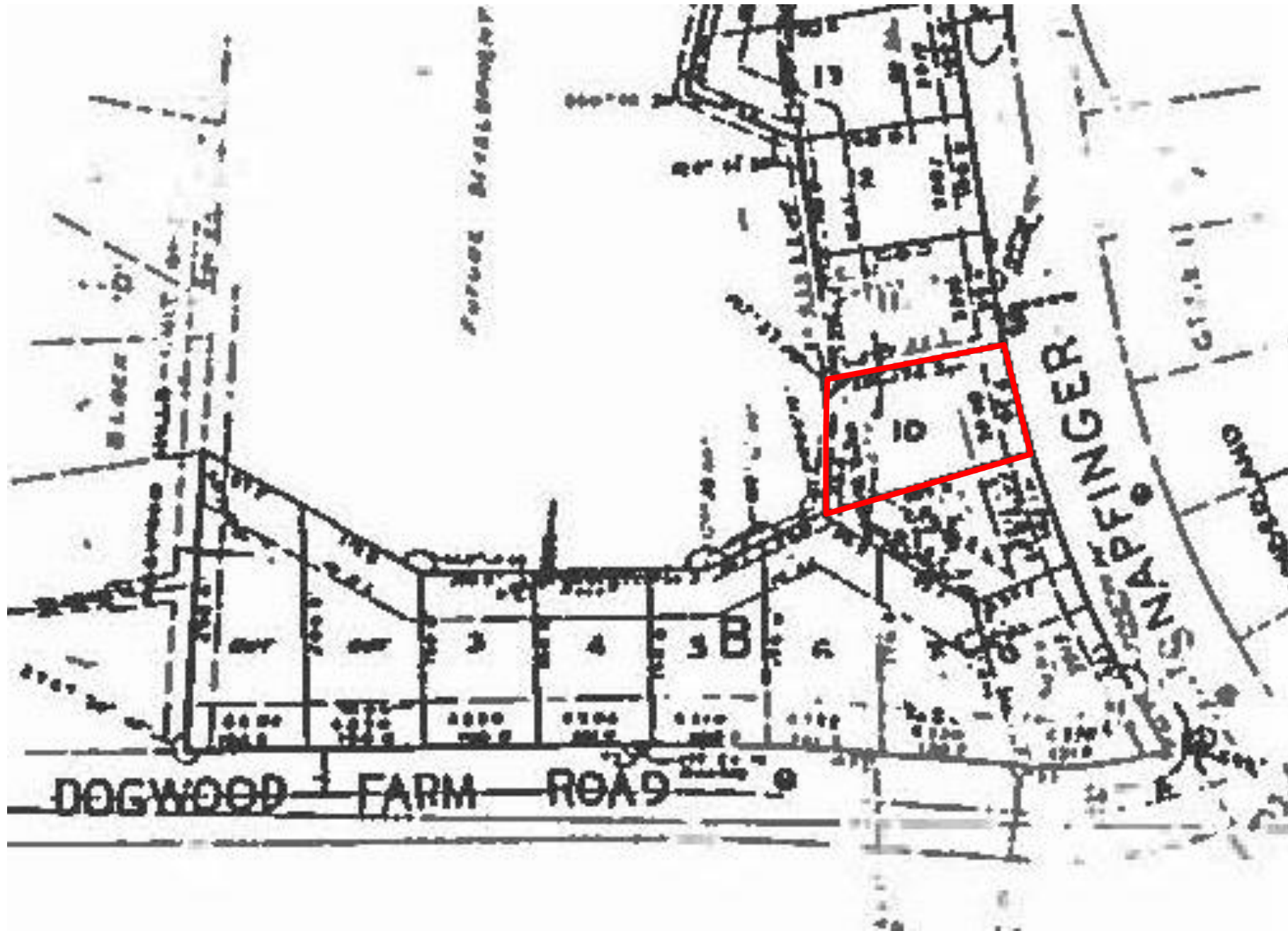
The purpose is to provide housing for the youth that is as close to a natural home life as possible. The youth will all go to the local schools in the area and participate in activities that are available in the community. The home will be supervised by a well trained staff. With 3 full time staff members for each shift and a numerous amount of trained PRN staff member to cover any shift as needed or to come in as extra staff. Underdue Social Services will be available to provide counseling services if the case managers choose to use the company. If not the services will be provided by a local qualified agency.

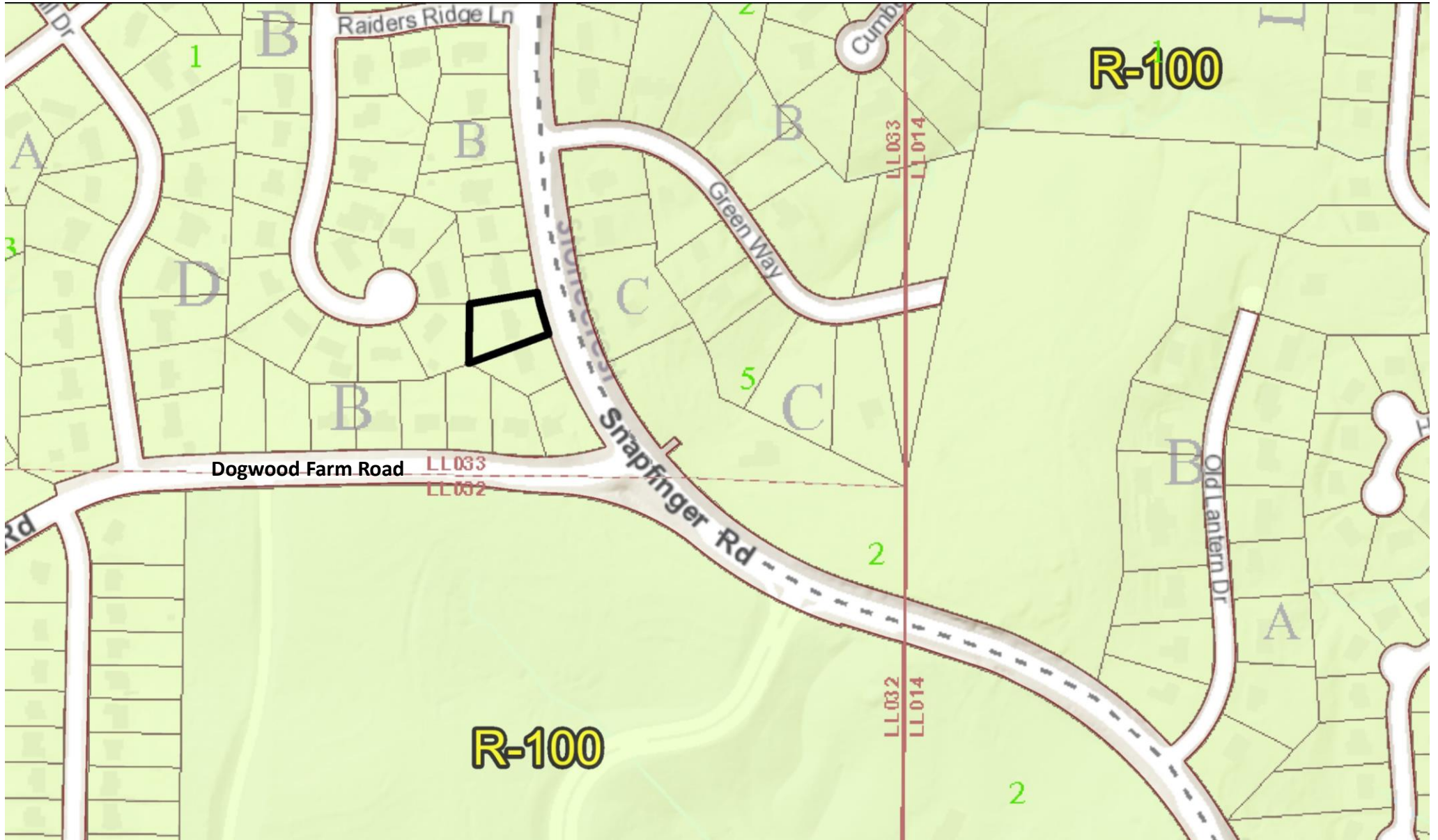
All of the youth are giving space to call their own. The safety and welfare of the youth is our foremost goal.

LETTER OF APPLICATION AND IMPACT ANALYSIS

CCI 3903 Snapfinger Road, Lithonia, Ga

- A. Site meets required size for contemplated use and has adequate land area for yards, open space, off-street parking and all other applicable requirements of the zoning district
- B. Site will be a resident for youth and is compatible with the use of the other residential homes adjacent.
- C. There are adequacy of all public services ie: waste pick up, police and fire department, parks and recs, county water and sewage and phone and electric.
- D. Site is on a well light two-way street with access to major intersections.
- E. The access routes will not be adversely affected by the character of the vehicles or the volume of traffic generated due to sites use of one passage van.
- F. Ingress and egress of the subject property is compatible to surrounding properties with a private drive way that leads to the street in front of the site.
- G. The site will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration. None are generated by use.
- H. Site will not create adverse impacts upon any adjoining land use by reason of the hours of the operation of the proposed.
- I. Site will not create adverse impact upon any adjoining land use by reason of the manner of operation of the proposed use.
- J. Site is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located.
- K. The Site is consistent with the policies of the comprehensive Plan
- L. Site plan provides for all required buffer zones and transitional buffer zones where required by the regulation of the district in which the use is proposed to be located.
- M. Site does have adequate provision of refuse and service areas by Dekalb County
- N. The Site should not require a time limited granted during the duration of its operations
- O. Existing Site is within the appropriate size, size and massing of properties adjacent and nearby lots and buildings.
- P. The proposed site will not have adverse effects of historic buildings, sites, districts or archaeological resources.
- Q. Site does satisfy the requirements contained within the Supplemental Regulations for such special land use permit
- R. Site does not create a negative shadow impact on any adjoining lot or building.
- S. Site will not be in conflict with the overall objective of the comprehensive plan and will be consistent with the needs of the neighborhood and community as a whole it will be compatible therein.







D. 1 SLUP-19-1235312

Aerial Photo

